

(101)

Know all Men by these Presents,

51-45

That I, JANE E. COSGROVE

013123

TRANSFER
TAX
PAID**in consideration of** ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS**paid by** JOHN A. DIRKMAN

whose mailing address is 17 Merrill Street, Waterville, Maine 04901

the receipt whereof I **do hereby acknowledge, do hereby remise,****release, bargain, sell and convey and forever quit-claim unto the said**

JOHN A. DIRKMAN

his heirs and assigns forever.

nine (9%) percent interest in a certain lot or parcel of land with the buildings thereon, situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, being Lot Numbered 76 according to Revised Plan of Mayflower Realty Company, dated January 17, 1959, made by Sherman K. Smith, C.E. and recorded in Kennebec Registry of Deeds, Plan Book 22, Page 8, to which plan reference is hereby made for a more particular description.

Conveyance of the above described lots of land is made and taken by the grantee with the restrictions and limitations herein enumerated as to each lot, for themselves, their heirs and assigns and for the benefit of other property owners of land originally part of the Vigue Farm, so called, with the express understanding and agreement that any dwelling, including a home, garage erected in this lot except for steps approaching thereto, shall be located at least twenty-five (25') from the lot boundary on Merrill Street and fifteen feet (15') from any of the other boundary lines of the above land herein conveyed; and any dwelling erected thereon shall not have space or tenancies in attachment for more than one family and shall cost not less than twelve thousand dollars (\$12,000) as of this day's value,; and at no time shall any building or structure of any kind, except for a family garage, other than a dwelling house be erected thereon, and at no time shall any mercantile or other commercial building or structure be erected thereon, nor any house or structure thereon be used for any mercantile or commercial purposes.

Being the same premises conveyed to Jane E. Cosgrove by Warranty deed dated 1/30/87 and recorded in Kennebec County Registry of Deeds 12/1/87 in Book 3275, Page 152.

Grantor herein reserves the right to repurchase the above described property pursuant to an agreement of even date of this conveyance.

To have and to hold, the same, together with all the privileges and appurtenances thereunto belonging, to his the said

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heirs and assigns forever.

And do covenant with the said grantee, his heirs and assigns, that I will warrant and forever defend the premises to the said grantee, his heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under

In Witness Whereof, the said I JANE E. COSGROVE, SINGLE

and

XXXX

XXXXXXXXXXXX of the said

joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set MY hand and seal this day of June 22, in the year of our Lord one thousand nine hundred and eighty-nine.

Signed, Sealed and Delivered

in presence of

[Signature]

[Signature]
JANE E. COSGROVE

State of Maine,

} ss.

JUNE 22 1989.

Personally appeared the above named JANE E. COSGROVE

and acknowledged the above instrument to be her free act and deed.

Before me,

Duane Wheeler
My Commission Expires

[Signature]

SEAL

1989 JUN 22 AM 11:37

RECEIVED RECORDED SS.